

NO TRANSFER  
TAX PAID

## WARRANTY DEED

028271

KNOW ALL MEN BY THESE PRESENTS, that I, STELLA G. ORR, of Waterville, County of Kennebec and State of Maine, whose address is 35 Violette Avenue, Waterville, Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by JOSEPH G. ORR, of Carmel and State of Indiana, whose address is 5790 Coopers Hawk Drive, Carmel, Indiana 46033 and ROSSELYN O. HYLAND, of Abilene in the State of Texas, whose address is 6274 Bay Hill Drive, Abilene, TX 79606,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, WITH WARRANTY COVENANTS, unto the said JOSEPH G. ORR and ROSSELYN O. HYLAND, as joint tenants and not as tenants in commons, their heirs and assigns forever,

*A certain lot or parcel of land, with the buildings thereon, situate in Waterville, County of Kennebec and State of Maine and bounded and described as follows: Being Lot No. Sixty-one (61) on Plan of Rosemar Park made for L.N. Violette Co., Inc. as amended April 1951, and recorded in Kennebec Registry of deeds, to which plan reference is hereby made for a more particular description.*

*This conveyance is made upon the express conditions and subject to the following restrictions:*

- 1) That no building, or any part of a building, including porches, shall ever be erected, or allowed to stand upon said lot within twenty-five (25) feet of Violette Avenue, or within five (5) feet of either the east or west boundary line;*
- 2) That no residences for more than two families will be built thereon;*
- 3) That no trade or business will be carried on thereon;*
- 4) That the lot will not be used for the storage of any new or secondhand goods, automobiles, machines, junk or salvage material of any kind;*
- 5) That no separate garage shall be built thereon larger than twenty (20) by twenty (20) feet, two car, and that the front of said garage shall not be nearer to Violette Avenue than thirty-five (35) feet;*
- 6) That no dwelling house costing less than six thousand (\$6,000.00) dollars shall be built thereon.*

43-84

Being the same premises conveyed to the Grantor and Ross M. Orr as joint tenants by Warranty Deed of Thomas W. and Joanne S. Alexander, dated October 6, 1970 and recorded in the Kennebec County Registry of Deeds at Book 1532 Page 802.

Excepting and reserving, however, in favor of the Grantor herein, a life estate for the remainder of her natural life.

IN WITNESS WHEREOF, I, the said STELLA G. ORR have hereunto set my hand and seal this 30<sup>th</sup> day of October, 1997.

Signed, Sealed and Delivered  
in the presence of:

Barbara A. Leavitt  
Witness

Stella G. Orr  
STELLA G. ORR

### ACKNOWLEDGEMENT

STATE OF MAINE  
Kennebec, ss.

October 30, 1997

Personally appeared the above named STELLA G. ORR and acknowledged the foregoing instrument to be her free act and deed.

Barbara A. Leavitt  
NOTARY PUBLIC

(print name)

re\orr,dee



BARBARA A. LEAVITT  
Notary Public, Maine  
My Commission Expires August 23, 2002

RECEIVED KENNEBEC SS.

97 OCT 31 AM 9:00

ATTEST: Thomas W. Alexander  
REGISTER OF DEEDS